HOUSING MARKET INFORMATION

HOUSING NOW
Victoria CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2009

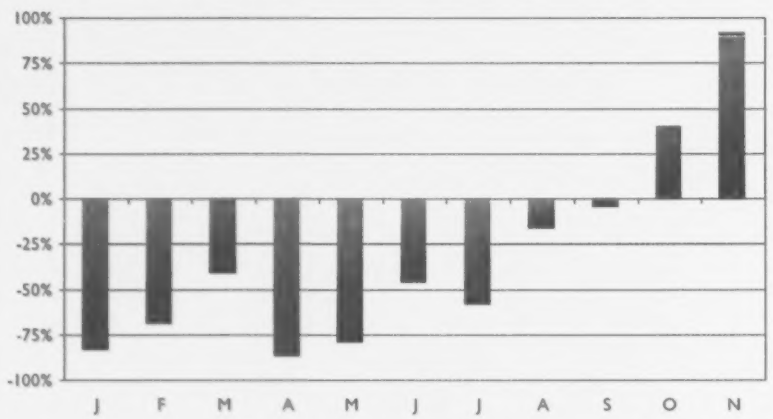
Consecutive Months of Year-over-Year Increases in Housing Starts

Two consecutive months (October and November) of year-over-year increases in residential construction activity have been recorded for the Victoria CMA. With 159 housing starts in November, this marked the highest level of monthly activity since July 2008. Even with two consecutive months of growth, year-to-date housing starts sit 52 per cent below last year's pace.

With fewer starts and the completion of a number of large apartment condominium projects in 2009, this has caused the number of homes currently under construction to fall and has increased the inventory of unabsorbed new homes. Through November 2009, there were 1,546 homes under construction across the Victoria CMA, and 413 completed but unabsorbed units.

Figure 1

Victoria CMA: Housing Starts, Per Cent Change - 2009 vs. 2008



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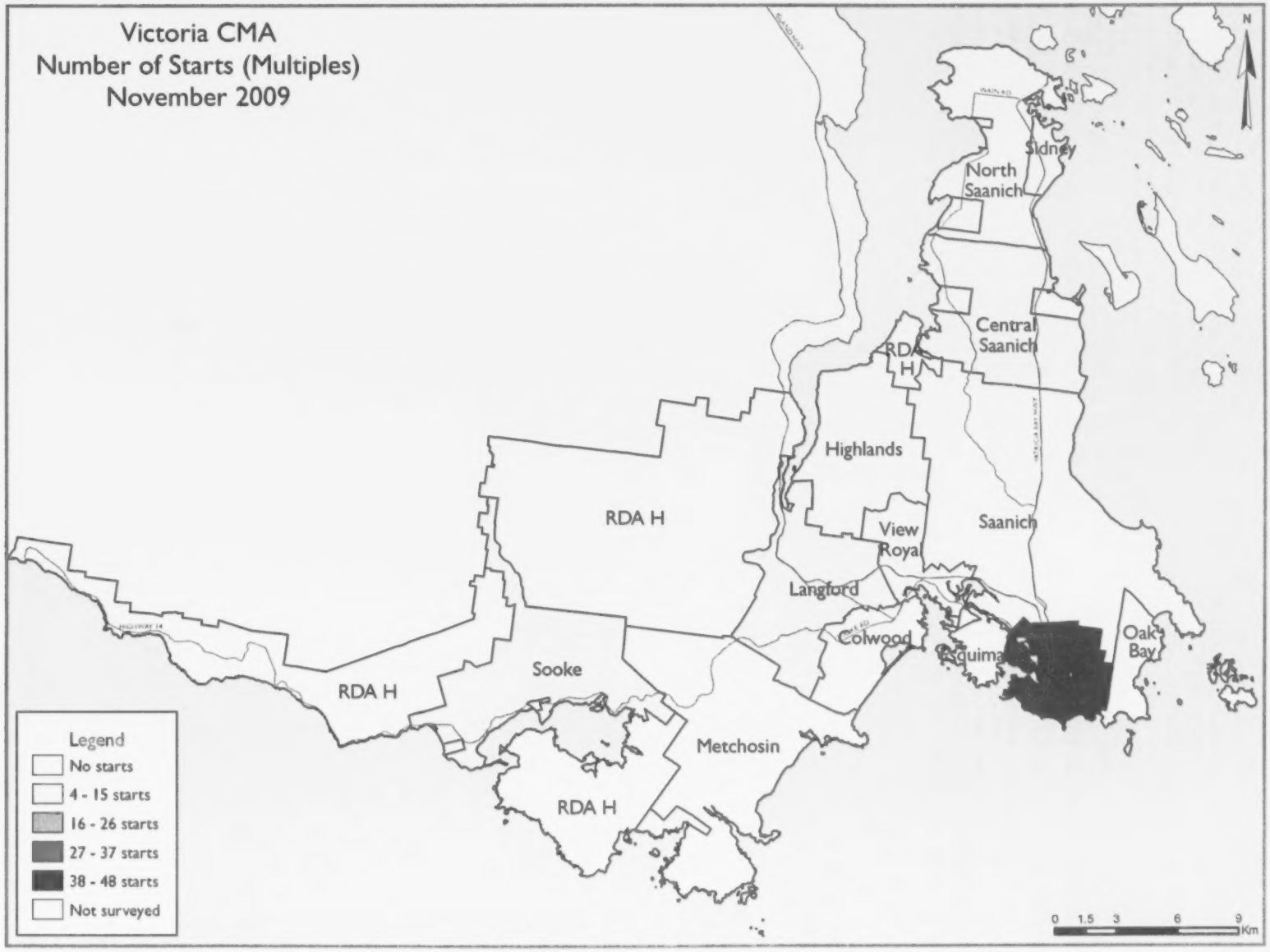
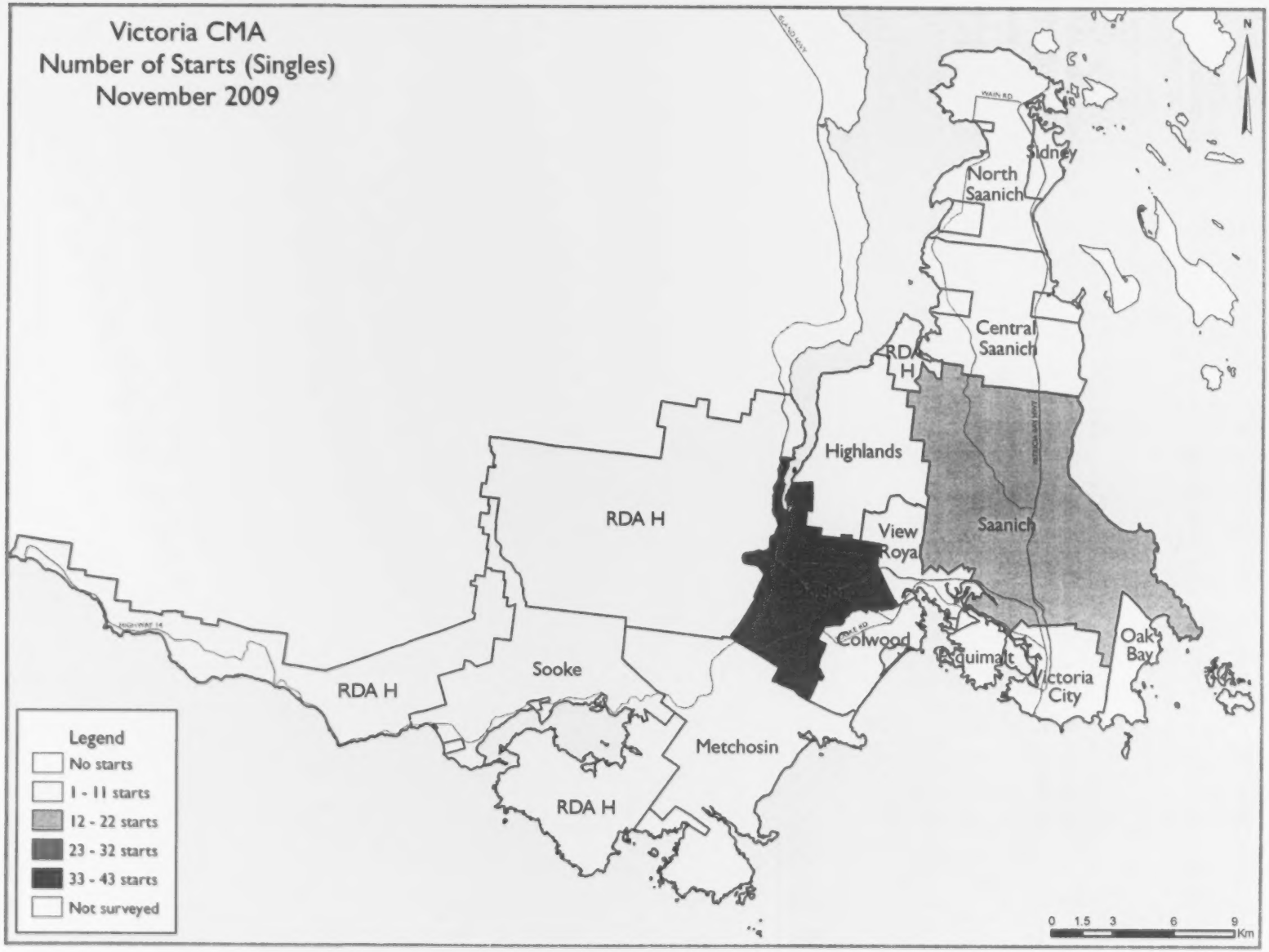
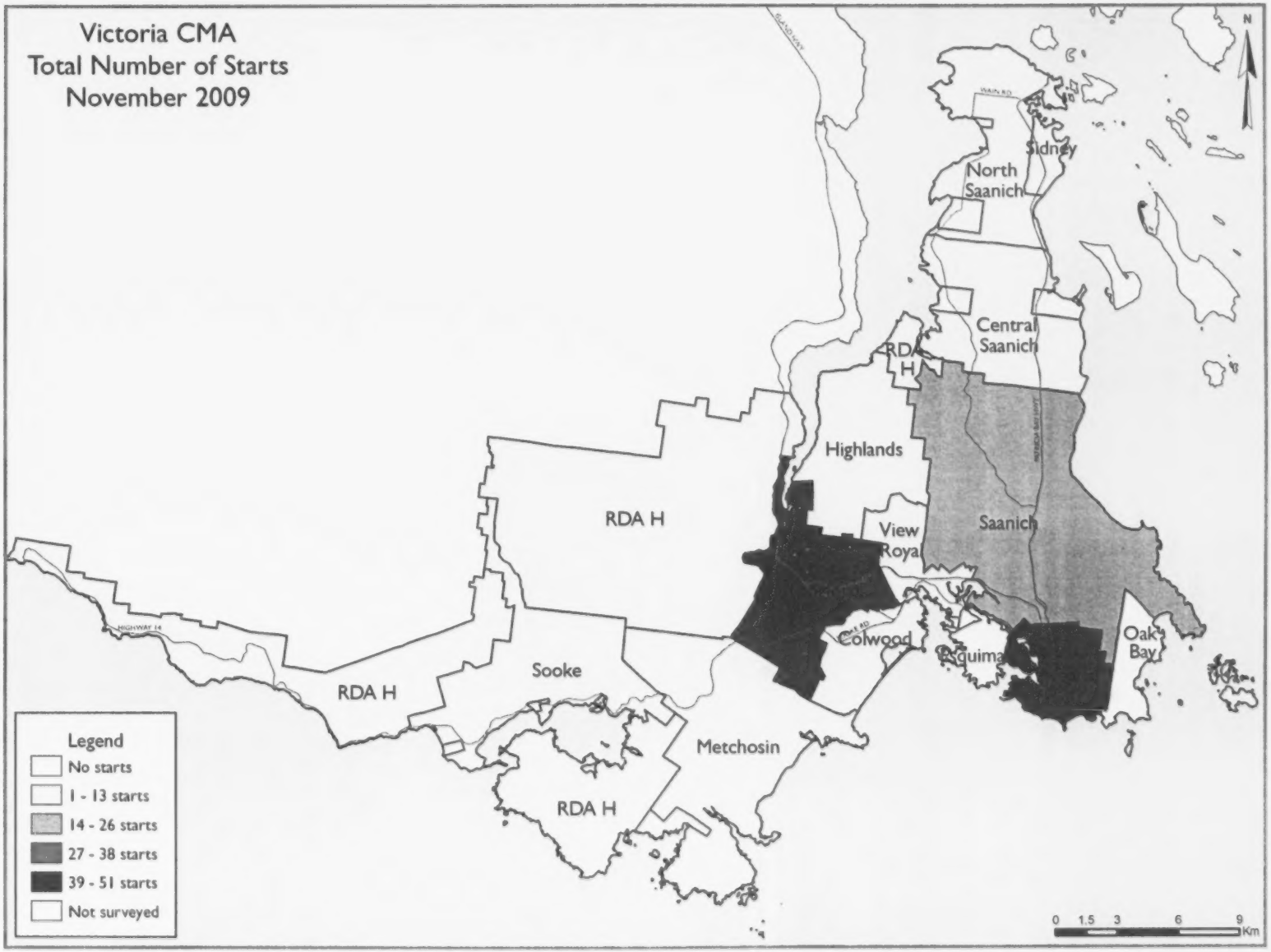
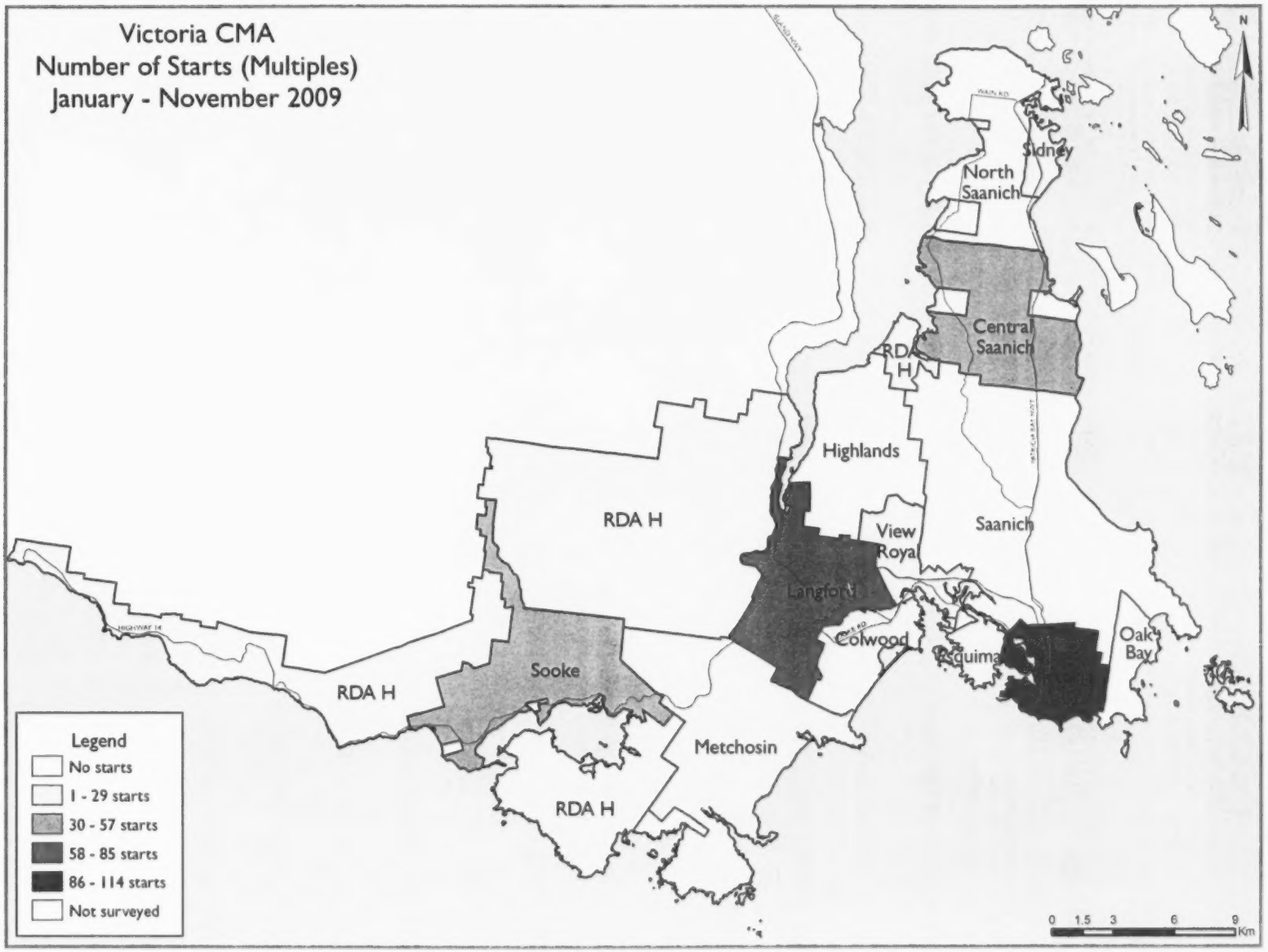
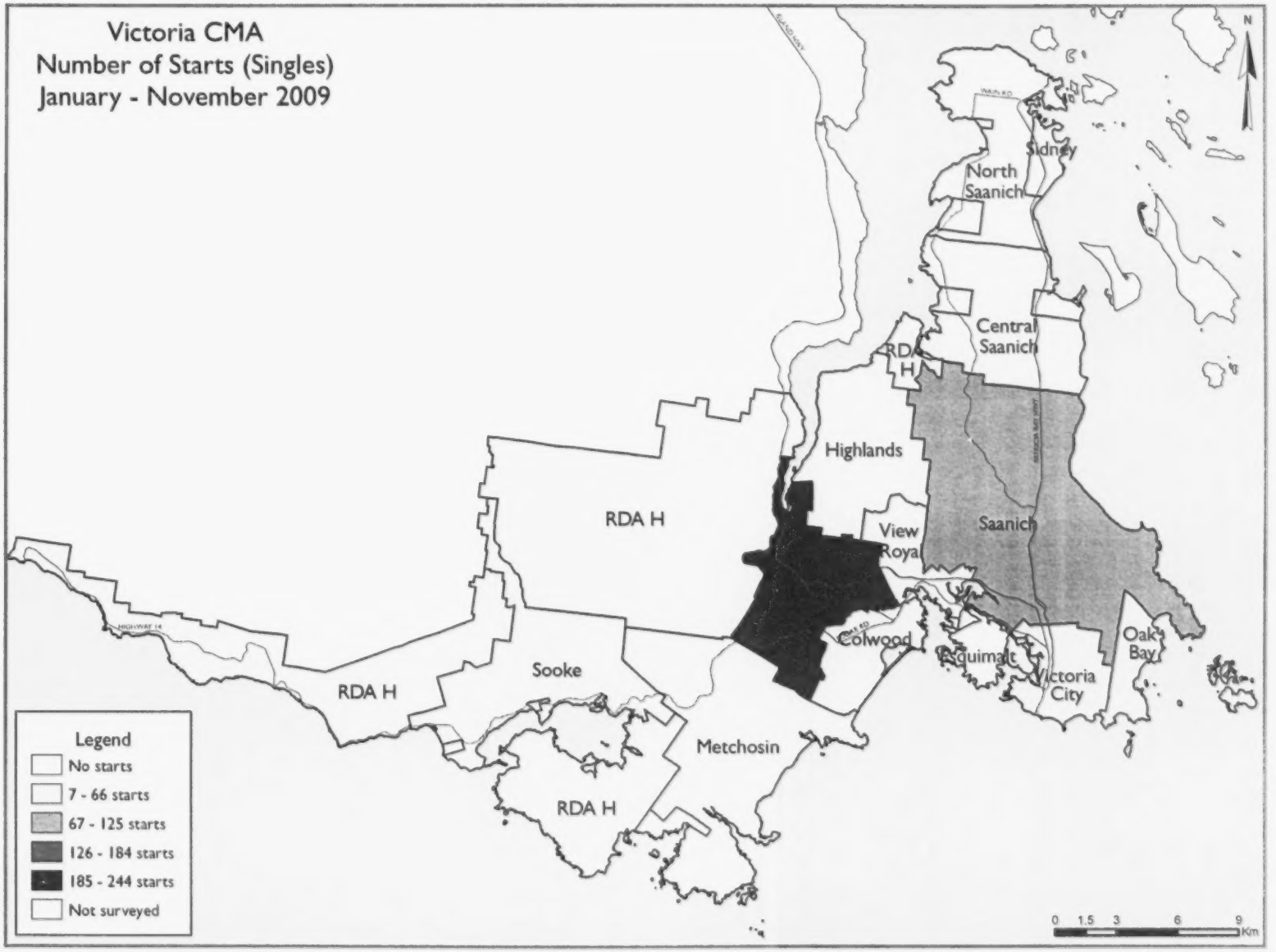
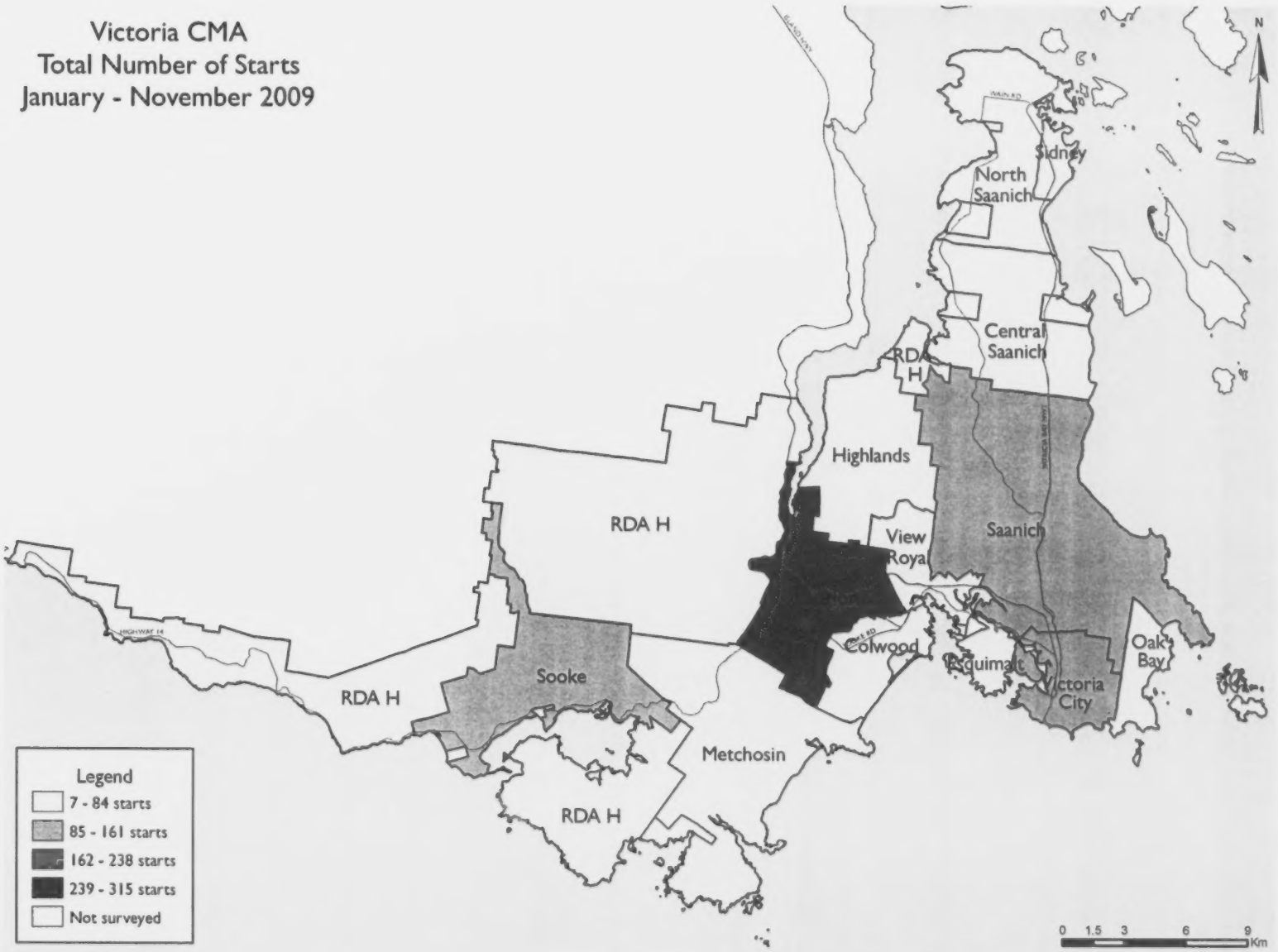

Victoria CMA
Number of Starts (Multiples)
November 2009
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Langford
Colwood
Esquimalt
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
No starts
4 - 15 starts
16 - 26 starts
27 - 37 starts
38 - 48 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Number of Starts (Singles)
November 2009
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
No starts
1 - 11 starts
12 - 22 starts
23 - 32 starts
33 - 43 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Total Number of Starts
November 2009
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Colwood
Esquimalt
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
No starts
1 - 13 starts
14 - 26 starts
27 - 38 starts
39 - 51 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Number of Starts (Multiples)
January - November 2009
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Langford
Colwood
Esquimalt
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
No starts
1 - 29 starts
30 - 57 starts
58 - 85 starts
86 - 114 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Number of Starts (Singles)
January - November 2009
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
No starts
7 - 66 starts
67 - 125 starts
126 - 184 starts
185 - 244 starts
Not surveyed
0 1.5 3 6 9
Km


Victoria CMA
Total Number of Starts
January - November 2009
N
Sidney
North Saanich
Central Saanich
RDA H
Highlands
RDA H
View Royal
Saanich
Colwood
Esquimalt
Victoria City
Oak Bay
Sooke
RDA H
Metchosin
RDA H
Legend
7 - 84 starts
85 - 161 starts
162 - 238 starts
239 - 315 starts
Not surveyed
0 1.5 3 6 9
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Victoria CMA
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2009	94	2	0	0	26	28	9	0	159
November 2008	58	5	0	0	11	4	5	0	83
% Change	62.1	-60.0	n/a	n/a	136.4	**	80.0	n/a	91.6
Year-to-date 2009	564	57	0	8	98	97	81	0	905
Year-to-date 2008	639	71	0	4	179	924	50	0	1,867
% Change	-11.7	-19.7	n/a	100.0	-45.3	-89.5	62.0	n/a	-51.5
UNDER CONSTRUCTION									
November 2009	555	64	0	5	103	714	54	51	1,546
November 2008	609	66	0	7	145	2,255	45	0	3,127
% Change	-8.9	-3.0	n/a	-28.6	-29.0	-68.3	20.0	n/a	-50.6
COMPLETIONS									
November 2009	84	4	0	0	6	53	20	0	167
November 2008	62	6	0	0	41	116	4	0	229
% Change	35.5	-33.3	n/a	n/a	-85.4	-54.3	**	n/a	-27.1
Year-to-date 2009	567	33	0	12	142	1,519	75	0	2,348
Year-to-date 2008	660	71	0	25	246	889	29	0	1,920
% Change	-14.1	-53.5	n/a	-52.0	-42.3	70.9	158.6	n/a	22.3
COMPLETED & NOT ABSORBED									
November 2009	32	5	0	3	51	319	3	0	413
November 2008	82	19	0	2	67	205	1	0	376
% Change	-61.0	-73.7	n/a	50.0	-23.9	55.6	200.0	n/a	9.8
ABSORBED									
November 2009	94	6	0	0	20	90	22	0	232
November 2008	53	4	0	0	26	70	4	0	157
% Change	77.4	50.0	n/a	n/a	-23.1	28.6	**	n/a	47.8
Year-to-date 2009	626	46	0	14	164	1,430	74	0	2,354
Year-to-date 2008	631	58	0	30	236	756	29	1	1,741
% Change	-0.8	-20.7	n/a	-53.3	-30.5	89.2	155.2	-100.0	35.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Victoria City									
November 2009	2	0	0	0	16	28	4	0	50
November 2008	0	5	0	0	5	0	0	0	10
Oak Bay									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	0	0	0	0	0	0	0	0	0
Esquimalt									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Saanich									
November 2009	14	0	0	0	0	0	0	0	14
November 2008	17	0	0	0	0	0	0	0	17
Central Saanich									
November 2009	3	0	0	0	0	0	4	0	7
November 2008	1	0	0	0	0	0	1	0	2
North Saanich									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	1	0	0	0	0	0	0	0	1
Sidney									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	0	0	0	0	0	0	1	0	1
View Royal									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	4	0	0	0	0	0	0	0	4
Reg. Dist. Area H									
November 2009	7	0	0	0	0	0	0	0	7
November 2008	2	0	0	0	0	0	0	0	2
Highlands									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	1	0	0	0	0	0	0	0	1
Langford									
November 2009	43	2	0	0	6	0	0	0	51
November 2008	17	0	0	0	0	0	0	0	17
Colwood									
November 2009	9	0	0	0	0	0	0	0	9
November 2008	2	0	0	0	6	0	0	0	8
Metchosin									
November 2009	6	0	0	0	0	0	0	0	6
November 2008	1	0	0	0	0	0	0	0	1
Sooke									
November 2009	3	0	0	0	4	0	1	0	8
November 2008	11	0	0	0	0	4	3	0	18
Victoria CMA									
November 2009	94	2	0	0	26	28	9	0	159
November 2008	58	5	0	0	11	4	5	0	83

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Victoria City									
November 2009	9	35	0	0	21	165	26	51	307
November 2008	13	34	0	1	34	954	14	0	1,050
Oak Bay									
November 2009	14	0	0	0	0	0	0	0	14
November 2008	15	0	0	0	0	0	0	0	15
Esquimalt									
November 2009	9	4	0	0	0	53	0	0	66
November 2008	14	2	0	1	6	61	0	0	84
Saanich									
November 2009	129	0	0	0	0	0	8	0	137
November 2008	129	0	0	4	34	104	8	0	279
Central Saanich									
November 2009	22	4	0	0	0	0	14	0	40
November 2008	32	4	0	0	0	0	14	0	50
North Saanich									
November 2009	21	0	0	0	0	0	0	0	21
November 2008	32	0	0	0	0	0	0	0	32
Sidney									
November 2009	7	3	0	0	0	12	1	0	23
November 2008	5	6	0	0	8	13	2	0	34
View Royal									
November 2009	23	0	0	0	2	0	0	0	25
November 2008	29	0	0	0	2	44	0	0	75
Reg. Dist. Area H									
November 2009	24	0	0	0	0	0	1	0	25
November 2008	41	2	0	0	0	0	1	0	44
Highlands									
November 2009	19	0	0	0	0	0	0	0	19
November 2008	20	0	0	0	0	0	1	0	21
Langford									
November 2009	186	6	0	4	27	454	1	0	678
November 2008	180	14	0	1	27	981	0	0	1,203
Colwood									
November 2009	32	2	0	1	17	30	0	0	82
November 2008	36	2	0	0	18	82	0	0	138
Metchosin									
November 2009	15	0	0	0	0	0	1	0	16
November 2008	7	0	0	0	0	0	0	0	7
Sooke									
November 2009	45	10	0	0	36	0	2	0	93
November 2008	56	2	0	0	16	16	5	0	95
Victoria CMA									
November 2009	555	64	0	5	103	714	54	51	1,546
November 2008	609	66	0	7	145	2,255	45	0	3,127

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Victoria City									
November 2009	1	2	0	0	0	53	10	0	66
November 2008	2	2	0	0	0	29	0	0	33
Oak Bay									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	0	0	0	0	0	0	0	0	0
Esquimalt									
November 2009	0	2	0	0	0	0	0	0	2
November 2008	1	0	0	0	0	0	0	0	1
Saanich									
November 2009	11	0	0	0	0	0	0	0	11
November 2008	12	0	0	0	2	0	0	0	14
Central Saanich									
November 2009	7	0	0	0	0	0	5	0	12
November 2008	2	2	0	0	0	0	4	0	8
North Saanich									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	1	0	0	0	3	0	0	0	4
Sidney									
November 2009	5	0	0	0	4	0	3	0	12
November 2008	2	0	0	0	0	0	0	0	2
View Royal									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	3	0	0	0	0	0	0	0	3
Reg. Dist. Area H									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	1	0	0	0	0	0	0	0	1
Highlands									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	1	0	0	0	0	0	0	0	1
Langford									
November 2009	33	0	0	0	0	0	2	0	35
November 2008	19	2	0	0	21	87	0	0	129
Colwood									
November 2009	7	0	0	0	2	0	0	0	9
November 2008	4	0	0	0	12	0	0	0	16
Metchosin									
November 2009	5	0	0	0	0	0	0	0	5
November 2008	1	0	0	0	0	0	0	0	1
Sooke									
November 2009	8	0	0	0	0	0	0	0	8
November 2008	12	0	0	0	3	0	0	0	15
Victoria CMA									
November 2009	84	4	0	0	6	53	20	0	167
November 2008	62	6	0	0	41	116	4	0	229

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Victoria City									
November 2009	1	1	0	0	19	115	0	0	136
November 2008	2	2	0	0	6	31	1	0	42
Oak Bay									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	2	0	0	0	0	0	0	0	2
Esquimalt									
November 2009	0	0	0	1	0	8	0	0	9
November 2008	1	0	0	0	0	3	0	0	4
Saanich									
November 2009	5	0	0	0	3	48	0	0	56
November 2008	13	2	0	0	18	67	0	0	100
Central Saanich									
November 2009	4	0	0	0	0	0	2	0	6
November 2008	1	3	0	0	2	2	0	0	8
North Saanich									
November 2009	3	0	0	0	7	4	0	0	14
November 2008	1	0	0	0	10	7	0	0	18
Sidney									
November 2009	0	4	0	0	1	18	0	0	23
November 2008	3	5	0	1	3	14	0	0	26
View Royal									
November 2009	2	0	0	0	0	4	0	0	6
November 2008	6	0	0	0	0	29	0	0	35
Reg. Dist. Area H									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	2	0	0	0	0	0	0	0	2
Highlands									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	1	0	0	0	0	0	0	0	1
Langford									
November 2009	8	0	0	0	9	112	0	0	129
November 2008	29	3	0	0	7	51	0	0	90
Colwood									
November 2009	5	0	0	0	6	3	0	0	14
November 2008	10	4	0	0	14	1	0	0	29
Metchosin									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Sooke									
November 2009	3	0	0	2	6	7	1	0	19
November 2008	11	0	0	1	7	0	0	0	19
Victoria CMA									
November 2009	32	5	0	3	51	319	3	0	413
November 2008	82	19	0	2	67	205	1	0	376

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Victoria City									
November 2009	2	3	0	0	3	62	12	0	82
November 2008	1	1	0	0	0	30	0	0	32
Oak Bay									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	1	0	0	0	0	0	0	0	1
Esquimalt									
November 2009	0	2	0	0	0	0	0	0	2
November 2008	1	0	0	0	0	0	0	0	1
Saanich									
November 2009	15	1	0	0	7	6	0	0	29
November 2008	11	0	0	0	3	2	0	0	16
Central Saanich									
November 2009	7	0	0	0	0	0	5	0	12
November 2008	2	2	0	0	1	1	4	0	10
North Saanich									
November 2009	1	0	0	0	0	0	0	0	1
November 2008	1	0	0	0	1	0	0	0	2
Sidney									
November 2009	5	0	0	0	6	2	3	0	16
November 2008	0	0	0	0	0	1	0	0	1
View Royal									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	2	0	0	0	0	0	0	0	2
Reg. Dist. Area H									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	1	0	0	0	0	0	0	0	1
Highlands									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	1	0	0	0	0	0	0	0	1
Langford									
November 2009	32	0	0	0	2	19	2	0	55
November 2008	16	1	0	0	16	36	0	0	69
Colwood									
November 2009	10	0	0	0	2	0	0	0	12
November 2008	2	0	0	0	4	0	0	0	6
Metchosin									
November 2009	5	0	0	0	0	0	0	0	5
November 2008	1	0	0	0	0	0	0	0	1
Sooke									
November 2009	8	0	0	0	0	1	0	0	9
November 2008	13	0	0	0	1	0	0	0	14
Victoria CMA									
November 2009	94	6	0	0	20	90	22	0	232
November 2008	53	4	0	0	26	70	4	0	157

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Victoria CMA 1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	661	73	0	8	183	928	52	0	1,905
% Change	-12.8	-27.7	n/a	-78.4	-24.4	-34.3	85.7	n/a	-26.1
2007	758	101	0	37	242	1,413	28	0	2,579
% Change	-14.8	80.4	n/a	0.0	-4.7	-1.8	-20.0	-100.0	-5.8
2006	890	56	0	37	254	1,439	35	28	2,739
% Change	-3.2	27.3	n/a	-7.5	85.4	68.1	-10.3	21.7	33.1
2005	919	44	0	40	137	856	39	23	2,058
% Change	-4.5	-32.3	n/a	66.7	-19.4	-19.1	-53.0	**	-12.9
2004	962	65	0	24	170	1,058	83	1	2,363
% Change	3.8	-4.4	n/a	**	-17.9	76.3	53.7	-99.3	17.7
2003	927	68	0	4	207	600	54	142	2,008
% Change	8.2	36.0	-100.0	-77.8	38.0	**	50.0	44.9	49.4
2002	857	50	10	18	150	125	36	98	1,344
% Change	36.2	100.0	-69.7	n/a	**	60.3	-2.7	-76.7	6.3
2001	629	25	33	0	40	78	37	421	1,264
% Change	20.0	-52.8	83.3	-100.0	-41.2	-53.8	85.0	**	45.0
2000	524	53	18	1	68	169	20	19	872
% Change	-1.3	-5.4	125.0	n/a	-48.9	-70.0	**	-57.8	-34.9
1999	531	56	8	0	133	564	3	45	1,340

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Victoria City	2	0	4	6	16	4	28	0	50	10	**
Oak Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Esquimalt	0	0	0	0	0	0	0	0	0	0	n/a
Saanich	14	17	0	0	0	0	0	0	14	17	-17.6
Central Saanich	3	1	4	1	0	0	0	0	7	2	**
North Saanich	2	1	0	0	0	0	0	0	2	1	100.0
Sidney	1	0	0	1	0	0	0	0	1	1	0.0
View Royal	2	4	0	0	0	0	0	0	2	4	-50.0
Reg. Dist. Area H	7	2	0	0	0	0	0	0	7	2	**
Highlands	2	1	0	0	0	0	0	0	2	1	100.0
Langford	43	17	4	0	4	0	0	0	51	17	200.0
Colwood	9	2	0	0	0	6	0	0	9	8	12.5
Metchosin	6	1	0	0	0	0	0	0	6	1	**
Sooke	3	14	1	0	4	0	0	4	8	18	-55.6
Victoria CMA	94	61	13	8	24	10	28	4	159	83	91.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Victoria City	8	12	61	43	16	31	37	143	122	229	-46.7
Oak Bay	7	10	0	0	0	0	0	0	7	10	-30.0
Esquimalt	0	7	6	2	0	0	12	26	18	35	-48.6
Saanich	103	112	0	18	0	14	0	10	103	154	-33.1
Central Saanich	21	30	37	28	0	0	0	0	58	58	0.0
North Saanich	19	26	0	0	0	4	0	0	19	30	-36.7
Sidney	10	7	8	7	0	9	12	12	30	35	-14.3
View Royal	24	26	1	0	0	0	0	0	25	26	-3.8
Reg. Dist. Area H	18	34	1	2	0	0	0	0	19	36	-47.2
Highlands	15	19	0	0	0	0	0	0	15	19	-21.1
Langford	244	217	18	26	21	41	32	635	315	919	-65.7
Colwood	32	34	14	18	3	19	0	82	49	153	-68.0
Metchosin	16	9	1	0	0	0	0	0	17	9	88.9
Sooke	59	104	26	6	19	28	4	16	108	154	-29.9
Victoria CMA	576	647	173	150	59	146	97	924	905	1,867	-51.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Victoria City	16	4	0	0	28	0	0	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	0	0	0
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	4	0	0	0	0	0	0	0
Colwood	0	6	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	4	0	0	0	0	4	0	0
Victoria CMA	24	10	0	0	28	4	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Victoria City	16	31	0	0	37	143	0	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	12	26	0	0
Saanich	0	6	0	8	0	10	0	0
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	4	0	0	0	0	0	0
Sidney	0	9	0	0	12	12	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	21	41	0	0	32	635	0	0
Colwood	3	19	0	0	0	82	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	19	28	0	0	4	16	0	0
Victoria CMA	59	138	0	8	97	924	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Victoria City	2	5	44	5	4	0	50	10
Oak Bay	0	1	0	0	0	0	0	1
Esquimalt	0	0	0	0	0	0	0	0
Saanich	14	17	0	0	0	0	14	17
Central Saanich	3	1	0	0	4	1	7	2
North Saanich	2	1	0	0	0	0	2	1
Sidney	1	0	0	0	0	1	1	1
View Royal	2	4	0	0	0	0	2	4
Reg. Dist. Area H	7	2	0	0	0	0	7	2
Highlands	2	1	0	0	0	0	2	1
Langford	45	17	6	0	0	0	51	17
Colwood	9	2	0	6	0	0	9	8
Metchosin	6	1	0	0	0	0	6	1
Sooke	3	11	4	4	1	3	8	18
Victoria CMA	**96**	**63**	**54**	**15**	**9**	**5**	**159**	**83**

Table 2.5: Starts by Submarket and by Intended Market
January - November 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Victoria City	34	36	53	176	35	17	122	229
Oak Bay	7	10	0	0	0	0	7	10
Esquimalt	6	8	12	27	0	0	18	35
Saanich	103	111	0	35	0	8	103	154
Central Saanich	25	40	0	0	33	18	58	58
North Saanich	19	26	0	4	0	0	19	30
Sidney	15	11	13	21	2	3	30	35
View Royal	23	26	0	0	2	0	25	26
Reg. Dist. Area H	18	36	0	0	1	0	19	36
Highlands	15	19	0	0	0	0	15	19
Langford	244	237	66	682	5	0	315	919
Colwood	31	38	18	115	0	0	49	153
Metchosin	16	9	0	0	1	0	17	9
Sooke	65	103	41	47	2	4	108	154
Victoria CMA	**621**	**710**	**203**	**1,107**	**81**	**50**	**905**	**1,867**

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Victoria City	1	2	12	2	0	0	53	29	66	33	100.0
Oak Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Esquimalt	0	1	2	0	0	0	0	0	2	1	100.0
Saanich	11	12	0	2	0	0	0	0	11	14	-21.4
Central Saanich	7	2	5	6	0	0	0	0	12	8	50.0
North Saanich	1	1	0	0	0	3	0	0	1	4	-75.0
Sidney	5	2	7	0	0	0	0	0	12	2	**
View Royal	2	3	0	0	0	0	0	0	2	3	-33.3
Reg. Dist. Area H	2	1	0	0	0	0	0	0	2	1	100.0
Highlands	2	1	0	0	0	0	0	0	2	1	100.0
Langford	33	19	2	2	0	21	0	87	35	129	-72.9
Colwood	7	4	2	8	0	4	0	0	9	16	-43.8
Metchosin	5	1	0	0	0	0	0	0	5	1	**
Sooke	8	12	0	0	0	3	0	0	8	15	-46.7
Victoria CMA	84	62	30	20	0	31	53	116	167	229	-27.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Victoria City	13	17	44	38	35	22	733	283	825	360	129.2
Oak Bay	7	10	0	0	0	0	0	0	7	10	-30.0
Esquimalt	6	7	2	2	0	0	20	110	28	119	-76.5
Saanich	103	126	26	34	3	24	104	238	236	422	-44.1
Central Saanich	33	22	29	20	0	12	0	0	62	54	14.8
North Saanich	28	23	0	0	0	10	0	10	28	43	-34.9
Sidney	8	14	16	12	0	5	13	31	37	62	-40.3
View Royal	23	22	1	0	0	0	44	71	68	93	-26.9
Reg. Dist. Area H	30	23	3	0	0	0	0	0	33	23	43.5
Highlands	16	13	1	0	0	0	0	0	17	13	30.8
Langford	209	209	18	22	27	62	537	87	791	380	108.2
Colwood	30	72	12	24	6	16	52	59	100	171	-41.5
Metchosin	8	11	0	1	0	0	0	0	8	12	-33.3
Sooke	72	117	3	16	17	25	16	0	108	158	-31.6
Victoria CMA	586	686	155	169	88	176	1,519	889	2,348	1,920	22.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Victoria City	0	0	0	0	53	29	0	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	0	0	0
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	3	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	0	21	0	0	0	87	0	0
Colwood	0	4	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	3	0	0	0	0	0	0
Victoria CMA	0	31	0	0	53	116	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Victoria City	35	22	0	0	733	283	0	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	20	110	0	0
Saanich	3	24	0	0	104	238	0	0
Central Saanich	0	12	0	0	0	0	0	0
North Saanich	0	10	0	0	0	10	0	0
Sidney	0	5	0	0	13	31	0	0
View Royal	0	0	0	0	44	71	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	27	62	0	0	537	87	0	0
Colwood	6	16	0	0	52	59	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	17	25	0	0	16	0	0	0
Victoria CMA	88	176	0	0	1,519	889	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Victoria City	3	4	53	29	10	0	66	33
Oak Bay	0	1	0	0	0	0	0	1
Esquimalt	2	1	0	0	0	0	2	1
Saanich	11	12	0	2	0	0	11	14
Central Saanich	7	4	0	0	5	4	12	8
North Saanich	1	1	0	3	0	0	1	4
Sidney	5	2	4	0	3	0	12	2
View Royal	2	3	0	0	0	0	2	3
Reg. Dist. Area H	2	1	0	0	0	0	2	1
Highlands	2	1	0	0	0	0	2	1
Langford	33	21	0	108	2	0	35	129
Colwood	7	4	2	12	0	0	9	16
Metchosin	5	1	0	0	0	0	5	1
Sooke	8	12	0	3	0	0	8	15
Victoria CMA	88	68	59	157	20	4	167	229

Table 3.5: Completions by Submarket and by Intended Market January - November 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Victoria City	29	36	769	305	27	19	825	360
Oak Bay	7	10	0	0	0	0	7	10
Esquimalt	7	9	21	110	0	0	28	119
Saanich	101	131	135	291	0	0	236	422
Central Saanich	33	34	0	12	29	8	62	54
North Saanich	28	22	0	21	0	0	28	43
Sidney	14	22	17	38	6	2	37	62
View Royal	22	22	44	71	2	0	68	93
Reg. Dist. Area H	32	23	0	0	1	0	33	23
Highlands	16	13	0	0	1	0	17	13
Langford	211	219	576	161	4	0	791	380
Colwood	30	58	70	113	0	0	100	171
Metchosin	8	12	0	0	0	0	8	12
Sooke	62	120	41	38	5	0	108	158
Victoria CMA	600	731	1,673	1,160	75	29	2,348	1,920

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
November 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
November 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	4	23.5	11	64.7	2	11.8	17	574,900	583,353
Year-to-date 2008	0	0.0	0	0.0	1	8.3	10	83.3	1	8.3	12	593,450	602,867
Langford													
November 2009	0	0.0	14	43.8	6	18.8	10	31.3	2	6.3	32	425,950	477,251
November 2008	0	0.0	1	6.3	5	31.3	9	56.3	1	6.3	16	539,900	572,381
Year-to-date 2009	0	0.0	37	15.9	44	18.9	118	50.6	34	14.6	233	567,000	585,870
Year-to-date 2008	0	0.0	14	7.0	66	33.0	89	44.5	31	15.5	200	547,450	577,134
Colwood													
November 2009	0	0.0	0	0.0	3	30.0	3	30.0	4	40.0	10	554,950	598,060
November 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	3	7.9	21	55.3	14	36.8	38	648,900	656,987
Year-to-date 2008	0	0.0	17	25.4	3	4.5	23	34.3	24	35.8	67	659,900	632,712
Metchosin													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
November 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2008	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	708,900	782,955
Sooke													
November 2009	1	12.5	0	0.0	6	75.0	1	12.5	0	0.0	8	--	--
November 2008	0	0.0	1	7.7	7	53.8	5	38.5	0	0.0	13	499,900	501,662
Year-to-date 2009	5	6.6	24	31.6	30	39.5	16	21.1	1	1.3	76	427,400	441,246
Year-to-date 2008	0	0.0	22	19.5	58	51.3	32	28.3	1	0.9	113	455,000	474,423
Victoria CMA													
November 2009	1	1.1	14	14.9	17	18.1	30	31.9	32	34.0	94	598,950	679,729
November 2008	0	0.0	2	3.8	13	24.5	24	45.3	14	26.4	53	582,700	664,668
Year-to-date 2009	6	0.9	64	10.0	89	13.9	288	44.9	195	30.4	642	599,900	674,525
Year-to-date 2008	1	0.2	55	8.3	141	21.3	260	39.3	205	31.0	662	599,900	674,703

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2009						
Submarket	Nov 2009	Nov 2008	% Change	YTD 2009	YTD 2008	% Change
Victoria City	--	--	n/a	934,893	729,827	28.1
Oak Bay	--	--	n/a	--	--	n/a
Esquimalt	--	--	n/a	--	--	n/a
Saanich	950,319	807,853	17.6	796,884	815,118	-2.2
Central Saanich	--	--	n/a	858,962	994,768	-13.7
North Saanich	--	--	n/a	836,381	1,081,684	-22.7
Sidney	--	--	n/a	636,504	696,682	-8.6
View Royal	--	--	n/a	703,291	682,512	3.0
Reg. Dist. Area H	--	--	n/a	705,492	634,426	11.2
Highlands	--	--	n/a	583,353	602,867	-3.2
Langford	477,251	572,381	-16.6	585,870	577,134	1.5
Colwood	598,060	--	n/a	656,987	632,712	3.8
Metchosin	--	--	n/a	--	782,955	n/a
Sooke	--	501,662	n/a	441,246	474,423	-7.0
Victoria CMA	679,729	664,668	2.3	674,525	674,703	0.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Victoria
November 2009

		Single Detached				Townhouse				Apartment Condo			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2008	January	207	682	30	554,882	43	262	16	423,774	125	941	13	349,045
	February	270	772	35	573,505	73	289	25	422,607	177	1,004	18	333,408
	March	333	904	37	562,407	68	319	21	458,378	170	1,056	16	328,734
	April	336	1,029	33	594,149	80	348	23	420,658	235	1,021	23	325,975
	May	392	1,197	33	587,316	71	349	20	435,058	168	1,246	13	336,157
	June	333	1,279	26	562,351	81	335	24	431,992	180	1,265	14	319,943
	July	302	1,315	23	559,009	52	368	14	454,918	168	1,216	14	302,536
	August	228	1,351	17	540,765	53	379	14	413,994	160	1,212	13	302,200
	September	267	1,400	19	542,934	52	386	13	393,485	111	1,239	9	319,562
	October	158	1,352	12	553,794	26	398	7	389,731	76	1,301	6	323,028
	November	126	1,285	10	512,093	20	399	5	447,370	77	1,220	6	273,890
	December	123	1,064	12	513,288	28	319	9	389,371	53	1,054	5	280,487
2009	January	129	1,017	13	506,193	32	319	10	393,982	62	1,029	6	259,742
	February	202	1,053	19	519,749	47	316	15	381,383	109	1,091	10	286,985
	March	286	1,125	25	524,524	64	307	21	405,003	163	975	17	294,393
	April	368	1,098	34	532,017	74	321	23	400,695	204	938	22	292,252
	May	445	1,037	43	552,568	88	318	28	400,788	223	926	24	306,971
	June	448	1,009	44	534,446	104	284	37	413,218	242	881	27	298,200
	July	430	954	45	541,537	103	264	39	443,109	252	806	31	328,441
	August	349	890	39	553,292	91	243	37	455,430	218	727	30	317,312
	September	364	874	42	560,863	79	242	33	441,966	197	716	28	325,106
	October	342	793	43	564,135	76	216	35	438,058	203	733	28	322,349
	November	264	688	38	569,663	67	200	34	457,545	174	683	25	318,264
	December												
	YTD 2008	2,952	1,142	23	563,420	619	348	16	427,972	1,647	1,156	13	321,485
	YTD 2009	3,627	958	34	544,485	825	275	27	424,601	2,047	864	22	308,946

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manufactured homes

Source: MLS® Residential Activity for Victoria

Table 6: Economic Indicators* November 2009

		Interest Rates			NHPI, Total, Victoria CMA 1997=100	CPI, 2002 =100	Victoria Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	119.3	109.4	189	3.1	68.3	730
	February	718	7.25	7.29	119.3	109.8	189	3.4	68.5	738
	March	712	7.15	7.19	119.3	110.4	190	3.3	68.9	745
	April	700	6.95	6.99	119.0	111.4	191	3.1	69.1	746
	May	679	6.15	6.65	118.3	112.3	193	3.0	69.5	753
	June	710	6.95	7.15	118.2	113.0	192	3.1	69.4	769
	July	710	6.95	7.15	118.6	113.3	192	3.3	69.4	790
	August	691	6.65	6.85	118.3	113.2	192	3.3	69.1	789
	September	691	6.65	6.85	118.6	113.3	192	3.3	69.0	778
	October	713	6.35	7.20	117.1	112.3	191	3.3	68.9	772
	November	713	6.35	7.20	116.1	111.9	191	3.3	68.8	770
	December	685	5.60	6.75	115.6	111.0	190	3.7	68.6	767
2009	January	627	5.00	5.79	114.3	111.0	188	4.0	68.0	767
	February	627	5.00	5.79	112.4	111.4	186	4.7	67.9	774
	March	613	4.50	5.55	111.4	111.6	183	5.4	67.4	779
	April	596	3.90	5.25	110.7	111.9	181	6.0	67.1	783
	May	596	3.90	5.25	110.4	112.6	180	6.4	66.7	783
	June	631	3.75	5.85	109.9	112.5	180	6.3	66.8	787
	July	631	3.75	5.85	106.1	112.1	181	6.1	66.6	787
	August	631	3.75	5.85	106.5	112.3	181	5.7	66.6	789
	September	610	3.70	5.49	106.3	112.2	180	6.1	66.4	784
	October	630	3.80	5.84	106.3	111.7	181	6.4	66.9	772
	November	616	3.60	5.59		111.9	181	7.1	67.3	762
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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